

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/
(954) 797-1101

PREPARED BY: Carlo F. Galluccio III, Planner I

SUBJECT: Site Plan Application: SPM 2-3-08/08-56/Tree Tops Park

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SPM 2-3-08, Tree Tops Park, generally located on Nob Hill Road between Griffin Road and Southwest 39th Street.

REPORT IN BRIEF: The petitioner is requesting site plan modification approval for a new 1 story maintenance building consisting of 13,662 square feet and located within Tree Tops Park. The subject area within the park is approximately 3.38-acres and is separated from public areas. The proposed building will be located adjacent to the existing maintenance area located to the northwestern portion of the site. Vehicular access into the subject site is off Nob Hill Road and an interior drive from within the park. The maintenance building will house office space, a break room, locker room, a lobby, conference room, electrical shop, carpenter shop, paint storage, plumbing storage, ground maintenance storage; tree tops shop, and a mechanic shop. The proposed one (1) story building can be considered compatible with the existing buildings within the park including the administrative building, restroom buildings, and picnic shelters.

PREVIOUS ACTIONS:

CONCURRENCES:

At the May 13, 2008 Site Plan Committee meeting, Mr. Breslue made a motion, seconded by Ms. Lee, to approve subject to staff's report.

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: SPM 2-3-08/08-56/Tree Tops Park

Original Report Date: 4/29/08
2008

Revision(s): May 20,

TOWN OF DAVIE

Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Broward County, Park & Recreation Division

Address: 115 South Andrews Avenue

City: Fort Lauderdale, Florida, 33301-1801

Phone: (954) 296-7312

Petitioner:

Name: Cartaya & Associates

Address: 2400 East Commercial Boulevard, Suite 415

City: Fort Lauderdale, Florida 33308

Phone: (954) 771-2724

Background Information

Application Request: The petitioner is requesting site plan modification approval for a new maintenance building.

Address: 3900 Nob Hill Avenue

Location: Generally located on the northeast corner of Griffin Road and Southwest 39th Street.

Future Land

Use Plan Map: Residential 1 DU/ Acre

Existing Zoning(s): RS, Recreation/Open Space District

Existing Use(s): Tree Tops Park

Parcel Size: Approximately 20-acres (subject area approximately 3.38 acres)

Proposed Use(s): One (1) story Maintenance Building consisting of 13,662 square feet

Proposed Density: n/a

Surrounding Land

Surrounding Use(s):

Use Plan Map
Designation(s):

North:	Single-Family	Dwelling Unit		
		SC Residential 3.6 DU/Acre		
South:	Single-Family	Dwelling Unit		
		Residential 1 DU/Acre/Not in town		
East:	Single-Family	Dwelling Unit/Park		
		Residential 1 DU/Acre		
West:	Single-	Dwelling		Unit
		Residential 1 DU/Acre		

Surrounding Zoning(s):
North: PRD, Planned Residential District
South: A-1, Agricultural District / Not in the town
East: A-1, Agricultural District / RS, Recreation/Open Space District / CF, Community Facility
West: AG, Agricultural District

Zoning History

Previous requests on same property:

Site Plan Modification Application (SPM 12-1-06), remodel the existing administrative building, and guard house.

Site Plan Application (SP 10-24-89)

Concurrent Request(s) on same property: none

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards for RS, Recreation/Open Space District, minimum lot area 17,500 sq. ft., maximum height is 35', maximum building ratio is 20%, and minimum open space requirement is 65%.

Land Development Code Section 12-208 (A)(22), *Requirements for off-street parking*: Minimum parking requirement of office use is one (1) space for each three hundred (300) square feet of gross floor area.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code (Section 12-107), site landscaping requirements for commercial and industrial districts over twenty thousand square feet.

Comprehensive Plan Considerations

Planning Area:

Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives, & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is approximately 3.38-acres and is located within the northwest portion of Tree Tops Park, which is separate from public areas. The petitioner is proposing a new one (1) story 13,662 square foot maintenance building on the site. This maintenance building will house office space, a break room, locker room, a lobby, conference room, electrical shop, carpenter shop, paint storage, plumbing storage, ground maintenance storage, tree tops shop, and a mechanic shop. Additionally, the site will be enclosed with a chain-link fence and a gate that will provide employee access.
2. *Architecture:* The proposed maintenance building is rectangular in shape and has a modern architectural design. The building consists of exterior elements including smooth/textured stucco walls, a flat roof, roll up metal garage doors, light fixtures, double glass doors, 3'x 8' impact windows, and metal canopy overhangs over all entranceways. The exterior building colors are "Wool Skein" (light tan) for the walls and "Universal Khaki" (light brown) along the wall base.
3. *Access and Parking:* Vehicular access into the subject site is off Nob Hill and an interior drive from inside the park. The proposed site plan meets the requirements of land development code by providing (6) standard parking spaces, and (1) handicapped spaces for a total of (7) spaces. There is a surplus of existing parking for the employees within the park.
4. *Lighting:* The petitioner is proposing light fixtures on the building, as well as light poles around the compound. The lighting design meets land development code requirements with maximum foot-candles of 1 at the property lines.
5. *Landscaping:* The petitioner has proposed landscape plan meets the minimum requirements as indicated in the land development code. The maintenance building will be shielded from the view of Nob Hill with the existing perimeter park landscaping. Additionally, the landscape plan proposes three (3) fourteen foot live oak and (180) Coco Plum long the west side of the subject site.
6. *Drainage:* The petitioner is in the process of obtaining approval from Central Broward Water Control District (CBWCD) and preliminary reviews have been conducted. (See petitioner's attached letter regarding CBWCD). CBWCD approval is required prior to the Planning and Zoning Division signing-off any site plan modification and the issuance of any development permits.
7. *Compatibility:* The proposed one (1) story building can be considered compatible with the existing buildings within the park including the administrative building, restroom buildings, and picnic shelters.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Approval from CBWCD must be obtained prior to final site plan approval.
2. Staff requests that all existing and proposed elements be clearly illustrated and denoted on the site plan. Some of these elements need further information/enlarged plans/cross-sections (i.e. equipment off-loading ramps, loading areas, gates, etc.).

Engineering:

1. Provide a master site plan and highlight the area to be improved.
2. Provide clear boundaries with dimensions and *bearings* on the proposed site plan.

Utilities:

1. The Town's water and sewer plants are nearing capacity, once existing plant capacity is exhausted no further permits will be issued. If a water and sewer agreement has not been executed existing plant, capacity can be reserved on a first come basis by executing an agreement.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Tree Tops Main Hall, Oakridge Auditorium Tree Tops Park on April 9, 2008 and April 15, 2008. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the RS, Recreation/Open Space District. The proposed site plan is consistent with the Land Development Code as it relates to access, location, size, and use.

Findings of Fact

Staff finds that the site plan modification complies with the general purpose of the RS, Recreation/Open Space District. Furthermore, the modification is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

SPM 2-3-08, Tree Tops Park – Maintenance Compound
Building, 3900 SW 100 Avenue (RS)

Mr. Breslau made a motion, second by Ms. Lee, to approve
subject to the staff report. In roll call vote, the vote was as
follows: Chair Evens – yes; Vice – Chairs Engal – absent;
Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. (Motion
carried 4-0)

Town Council Action

Exhibits

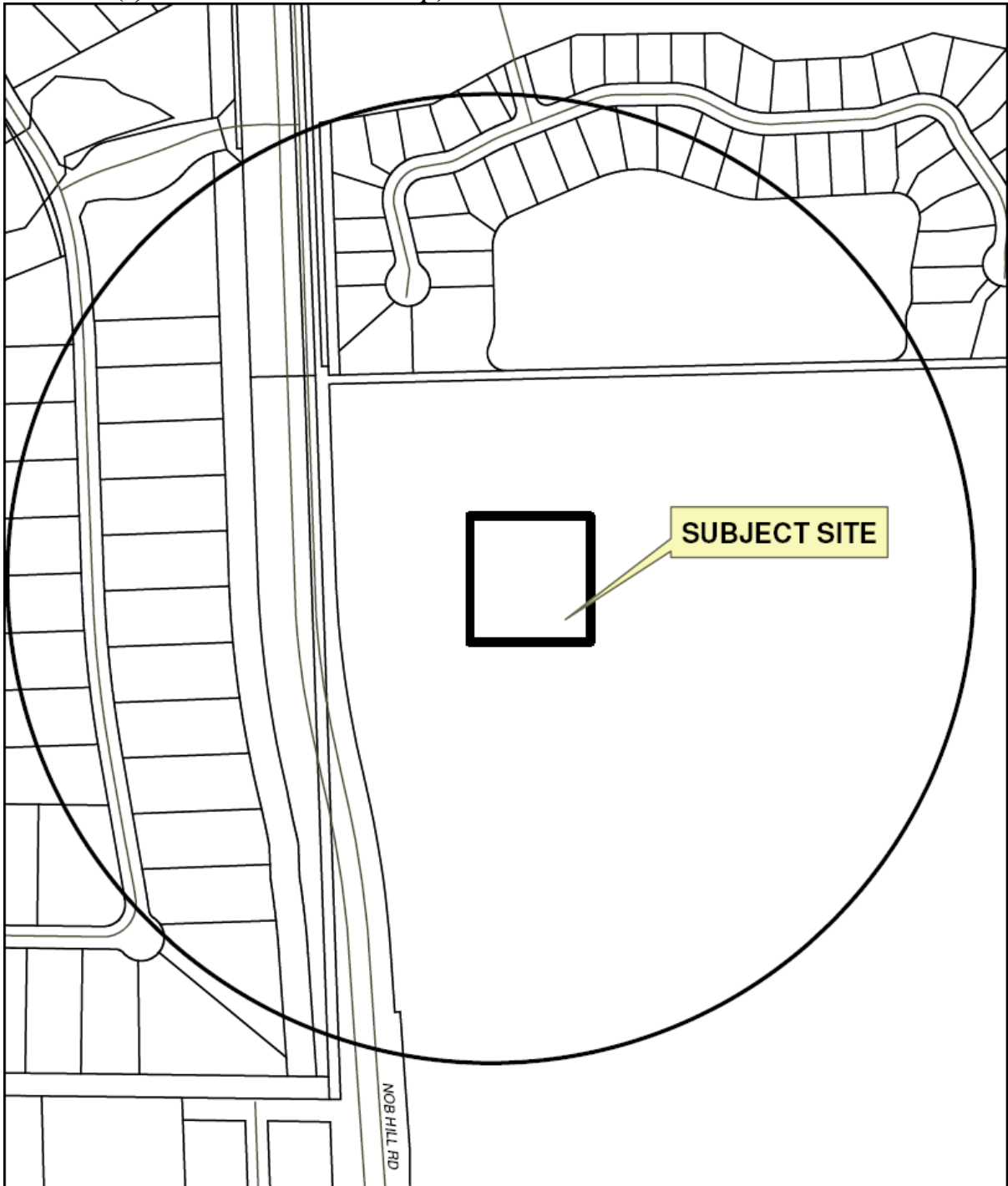
1. 1,000' Mail-out Map
 2. 1,000' Mail-out 1,000
 3. Public Participation Notice
 4. Public Participation Sign-in Sheets
 5. Public Participation Summaries
 6. Public Participation Report
 7. Petitioner's CBWCD Letter
 8. Future Land Use Plan Map
 9. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

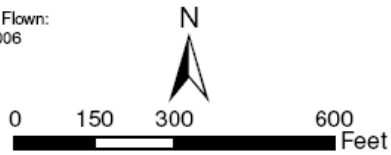
Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SPm_Site Plan\SP_08\SPM 2-3-08 Tree Tops Park

Exhibit 1 (1,000' Mail-out Radius Map)



Date Flown:
12/2006



Prepared by the Town of Davie GIS Division

Site Plan Modification
SPM 2-3-08
1000 Foot Buffer

Prepared by: ID
Date Prepared: 3/21/08

Exhibit 2 (Property Owners within 1,000' of the Subject Site)

SPM 2-3-08
AARON,JON C
4101 SW 101 AVE
DAVIE FL 33328-2233

SPM 2-3-08
ADOM LLC
3683 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
ALDERMAN,SHEILA W
9035 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328

SPM 2-3-08
AMBROISE,DECIUS &
AMBROISE,MIMEROSE
8950 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6973

SPM 2-3-08
AMSABB BUILDERS INC
8004 NW 154 ST #443
MIAMI LAKES FL 33016

SPM 2-3-08
AMY,KATHERINE L
9725 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
ANTKIEWICZ,KEVIN & MICHELLE
3522 SOUTHERN ORCHARD ROAD W
DAVIE FL 33328-6900

SPM 2-3-08
AXELROD,ROBERTA J 1/2 INT
AXELROD,MICHAEL D
4383 SW 95 AVE
DAVIE FL 33328-2417

SPM 2-3-08
BATCHELDER,DRAKE M
BATCHELDER,DIANNE
9301 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6989

SPM 2-3-08
BEAUFILS,LLOYD E & MARY C
10078 LAUREL ROAD
DAVIE FL 33328

SPM 2-3-08
BECKLER,GREGORY J & BARBARA E
3712 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
BELYEU,LARRY A
9061 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6985

SPM 2-3-08
BLUTH,BARRY A & JENNIFER M
10178 LAUREL ROAD
DAVIE FL 33328

SPM 2-3-08
BO VEE,RONALD G & UTE
9092 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6993

SPM 2-3-08
BORENSTEIN,NORMAN & LYNDIA
3520 RIDGELAND ROAD
DAVIE FL 33328-6975

SPM 2-3-08
BOSINI,MARK &
BOSINI,SHARON
3530 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
BOURONCLE,MAURICIO J &
BOURONCLE,PAMELA G
3572 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
BRASINGTON,MARTHA M TR
9261 SOUTHERN ORCHARD RD N
DAVIE FL 33328-6988

SPM 2-3-08
BROWN,MICHAEL & JEANETTE E
9192 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6992

SPM 2-3-08
BRUCE,ERICK
2941 SW 84 AVE
DAVIE FL 33324

SPM 2-3-08
BUCH,HELENE &
BUCH,ORLANDO
3550 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
CAMAC,JOEL & SANDRA
9175 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6997

SPM 2-3-08
CANETE,MERCEDES &
WYDRA,ROBERT & LOURDES
9152 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6917

SPM 2-3-08
CANN,LEIGH & CAROL
3593 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
CAREY,ANDREW 1/2 INT EACH
LISTWAK,LESLIE
9804 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
CASTELLANOS,CESAR G
3743 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
CHACKO,MOLLYKUTTY &
CHACKO,POTHEN
4100 SW 100 TER
DAVIE FL 33328

SPM 2-3-08
CHAMBLISS,LORIE
4300 SW 100 TER
DAVIE FL 33328-2232

SPM 2-3-08
CHIN,DUDLEY &
CHIN,PEARL
9784 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
CICINI,GIUSEPPE
3591 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
CLAIR,VERNA R IRR TR
4340 SW 93 AVE
DAVIE FL 33328-2410

SPM 2-3-08
COFFMAN,DONALD & DIANE
9081 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6985

SPM 2-3-08
COLANGELO,DEBRA L
9010 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6916

SPM 2-3-08
CRAWFORD,JACK
3552 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
CRAWFORD,MARGARET 1/2 INT EA
DUVERGER,IVES
3555 SOUTHWOOD CT
DAVIE FL 33328-6958

SPM 2-3-08
CUMBIE,JAMES A & JOYCE N
9202 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6991

SPM 2-3-08
CUMMINGS,ANA
4290 SW 100 TER
DAVIE FL 33328

SPM 2-3-08
CURRY,DEBRA A
3573 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
DANKO,AILEEN
8990 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6973

SPM 2-3-08
DANTONI,LAURA ELISABETH
4401 SW 93 AVE
DAVIE FL 33328

SPM 2-3-08
DAVIE CONGREGATION OF
JEHOVAH'S
WITNESSES % LUIZ B PAGAN
8623 BRIDLE PATH CT
DAVIE FL 33328-2814

SPM 2-3-08
DEIBLER,ROY E & SUSAN E
9844 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
DELGADO,LUISA CHONG &
ALBERTO
4351 SW 100 TER
DAVIE FL 33328-2231

SPM 2-3-08
DERYK,HANS &
DERYK,KAREN
8972 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328

SPM 2-3-08
DION,EDWARD A &
DION,PAMELA
8920 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6973

SPM 2-3-08
DIPETRILLO,DON
8995 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6974

SPM 2-3-08
DONAHOE,JOHN E & ALICE L
9241 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6988

SPM 2-3-08
DORCHAK,KENNETH J & JODI E
9362 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328

SPM 2-3-08
DRAGE,STEPHEN &
DRAGE,ANITA C
3563 SOUTHERN ORCHARD ROAD W
DAVIE FL 33328-6999

SPM 2-3-08
DUNCAN,KEITH PATRICE &
DUNCAN,WENDY
3381 OVERLOOK ROAD
DAVIE FL 33328-7145

SPM 2-3-08
EDMONDSON,LISA
EDMONDSON,WILLIAM L III
208 BRECKENRIDGE DR
SIX MILE SC 29682-9200

SPM 2-3-08
ENGLISH,NORMAN R & JANET K
3501 RIDGELAND ROAD
DAVIE FL 33328-6995

SPM 2-3-08
ENSIGN,DONALD &
ENSIGN,LYNETTE
9242 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6991

SPM 2-3-08
ESQUILINO,JOHN &
ESQUILINO,LUCY KISLAK
3723 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
EVANS,ARTHUR G & MARLENE A
3732 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
EXARHOS,TIMOTHY J & PAULA
3812 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
FALETRA,JOHN V & MARIE B
3852 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
FIORENTINO,FRANK & JILL
4200 SW 95 AVE
DAVIE FL 33328-2416

SPM 2-3-08
FISHER,HARRY & RUTH
3511 RIDGELAND ROAD
DAVIE FL 33328-6995

SPM 2-3-08
FLEISCHER,RANDY A & BONNIE A
3530 RIDGELAND ROAD
DAVIE FL 33328-6975

SPM 2-3-08
FLYNN,JOHN & CAROL
4350 SW 100 TER
DAVIE FL 33328-2232

SPM 2-3-08
FOCKE,RICHARD A
4250 SW 92ND AVE
DAVIE FL 33328-2408

SPM 2-3-08
FOLEY,CLAIRE M &
FOLEY,RICHARD M
4151 SW 100 TER
DAVIE FL 33328-2248

SPM 2-3-08
FOREST RIDGE MASTER HMWNRS
ASSOC
% THE CONTINENTAL GRP LTD
2950 N 28 TER
HOLLYWOOD FL 33020

SPM 2-3-08
FOX,ALAN & LORRAINE
9132 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328

SPM 2-3-08
FOX,ALAN J &
FOX,LORRAINE
3562 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
FOX,GIL M & MARIA-JOSE
9361 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328

SPM 2-3-08
FRANCIS,JEROME M & REBECCA L
9325 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6980

SPM 2-3-08
FRANK,TERRY & RACHEL
9825 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
FRANKLIN,G E & CECELIA D
P O BOX 813
LAKE JUNALUSKA NC 28745

SPM 2-3-08
FRANKLIN,PATRICK & SUSANA
3543 SOUTHERN ORCHARD ROAD W
DAVIE FL 33328-6999

SPM 2-3-08
FREEBERG,RICHARD & KIMBERLY
9401 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6990

SPM 2-3-08
FREEDMAN,RANDI TR
555 NE 34 ST #1901
MIAMI FL 33137-4057

SPM 2-3-08
FREEMAN,RICHARD
8935 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6974

SPM 2-3-08
FRIEDMAN,MICHAEL &
FEDOR,SHARON
9685 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
FRIEND,MICHAEL J & HAYLEY P
9285 SOUTHERN ORCHARD ROAD S
DAVIE FL 33324

SPM 2-3-08
FROMMER,PETER JOEL &
FROMMER,JENNIFER EDEN
8952 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6957

SPM 2-3-08
FUNK,JAMES M & MONICA L
8970 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6973

SPM 2-3-08
GADDY,DONALD W II &
GADDY,KAREN L
10057 LAUREL ROAD
DAVIE FL 33328

SPM 2-3-08
GALLAGHER,JOHN W &
GALLAGHER,MARYAN
3510 RIDGELAND ROAD
DAVIE FL 33328-6975

SPM 2-3-08
GARAY,LAUTARO & IRENE
3361 OVERLOOK ROAD
DAVIE FL 33328

SPM 2-3-08
GARCIA,PAUL A 1/2 INT EA
ESCABI,MARIA R
3692 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
GASIOREK,DONALD J & TERRI L
3545 SOUTHWOOD CT
DAVIE FL 33328-6958

SPM 2-3-08
GEE,WILLIAM F
4201 SW 101 AVE
DAVIE FL 33328-2235

SPM 2-3-08
GERMANI,MICHAEL A
3663 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
GIANNASCA,THOMAS & SHARON
8900 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6973

SPM 2-3-08
GOMEZ,JAIME RICARDO &
GOMEZ,CARINA
9824 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
GRAY,DAVID
9021 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6991

SPM 2-3-08
GRESHAM,LANCE E JR & EVELYN L
9112 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6917

SPM 2-3-08
GUARINO,CHARLES & PAMELA
10181 SW 40 ST
DAVIE FL 33328-2254

SPM 2-3-08
GUBANOV,VLADIMIR A &
GUBANOV,IRINA A
9421 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6990

SPM 2-3-08
GUSTAFSON,ROBERT
9925 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
HEBERT,HUGH & LINDA
5038 SAXONY CT
CAPE CORAL FL 33904-9423

SPM 2-3-08
HERNANDEZ,JORGE EUGENIO &
HERNANDEZ,KIMBERLY A ABRAMS
9090 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6916

SPM 2-3-08
HINDEN,JOHN A & KATHRINE
9225 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6998

SPM 2-3-08
HUMPHRIES,PAUL C & DOROTHY B
9032 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328

SPM 2-3-08
IMOISILI,EROMONSELE & ELO
3763 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
JARIWALA,CHIRANJIV K &
JARIWALA,SEJAL C
3581 E TREE TOPS CT
DAVIE FL 33326

SPM 2-3-08
JETER,MICHELLE
4310 SW 101 AVE
DAVIE FL 33328-2238

SPM 2-3-08
JOHNSON,WILLIAM BEN
3623 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
GUBEREK,INGRID
4301 SW 101 AVE
DAVIE FL 33328-2237

SPM 2-3-08
HABTE,BERHANE & REZAN
TEWOLDE
3772 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
HENDERSON,ROBERT F & SANDRA
4495 SW 101 AVE
DAVIE FL 33328-2239

SPM 2-3-08
HERNANDEZ,REYNALDO
4450 SW 93 AVE
DAVIE FL 33328-2418

SPM 2-3-08
HIRSCH,JEFFREY ALLAN &
HIRSCH,LENNIE SUE
9322 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328

SPM 2-3-08
HUTCHINS,CHRISTOPHER
3612 CHURCHILL DOWNS DR
DAVIE FL 33328-1307

SPM 2-3-08
ISHAY,IRENE EZEKIEL
10157 LAUREL ROAD
DAVIE FL 33328

SPM 2-3-08
JENKINS,MARY DALTON 1/2 INT EA
ARZA,JULIA C
4211 SW 100 TER
DAVIE FL 33328-2229

SPM 2-3-08
JOHNSON,CRAIG A & MARY C
9135 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6997

SPM 2-3-08
JONES,ALAN W & FABIANA L
3503 SOUTHERN ORCHARD RD W
DAVIE FL 33328-6999

SPM 2-3-08
GURMOHAMED,BIBI S &
KAPERSAUD,KUMAR K
4221 SW 101 AVE
DAVIE FL 33328-2235

SPM 2-3-08
HARDIN,PAUL DAVID &
HARDIN,MICHELLE DIANE
9625 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
HERDEAN,VASILE &
HERDEAN,EVANGELINE
8981 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6986

SPM 2-3-08
HILTON,JUDITH M 1/2 INT
HILTON,RAYMOND
4100 SW 101 AVE
DAVIE FL 33328-2234

SPM 2-3-08
HUDSON,TERRANCE R & RAMONNE
K
3521 SOUTHWOOD CT
DAVIE FL 33328-6958

SPM 2-3-08
HUTCHISON,THOMAS L & ALINA R
9905 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
JAMES,CLIFFORD R &
JAMES,SUSAN M
9461 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6990

SPM 2-3-08
JEREZ,JOHN J &
JEREZ,TAMMY L
9664 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
JOHNSON,THEODORE & PATRICIA
3218 POLLARD CT
CHARLOTTE NC 28270-3777

SPM 2-3-08
KAHN,REBECCA
9665 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
KAISER,RICHARD & MARGIE C
29305 INDIAN POND CT
DADE CITY FL 33523-1902

SPM 2-3-08
KELLY,ANTHONY S &
KELLY,LEANNA A
10038 LAUREL ROAD
DAVIE FL 33328

SPM 2-3-08
LACHNIGHT,GERARD J & MAYRA
9141 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6987

SPM 2-3-08
LANCI,ANGELO &
LANCI,JOAN
3561 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
LEITER,STEVEN & LISA M
9121 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6987

SPM 2-3-08
LEVY,R & NORMA
10201 W ORANGE DR
DAVIE FL 33328-2203

SPM 2-3-08
LINCOLN,CHARLES H JR &
LINCOLN,LORRAINE M
3541 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
LOPEZ,FRANCISCO JR & LETICIA
9172 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6992

SPM 2-3-08
MACKLAI,AHMED &
RINCON,CHRISTINE
3703 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
MANUEL,MARQUAND
3672 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
KATEN,ROGER & SANDRA
10051 ORANGE DR
DAVIE FL 33328-2201

SPM 2-3-08
KENNERSON,RYAN C & LYNNE M
9724 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
LAFLAMME,RONALD J &
MARGARET M
732 NW 22 ST
WILTON MANORS FL 33311

SPM 2-3-08
LANG INVESTMENTS INC
4200 SW 102 AVE
DAVIE FL 33328-2217

SPM 2-3-08
LESSIN,NATHAN R & THEADORA W
4200 SW 100 TER
DAVIE FL 33328-2230

SPM 2-3-08
LEYTE-VIDAL,FRANK
17327 SW 20 CT
MIRAMAR FL 33029

SPM 2-3-08
LOCKE,WENDELL & CARLA
3444 BELMONT TER
DAVIE FL 33328

SPM 2-3-08
LUNGER,EUGENE E & CANICIA L
9381 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6989

SPM 2-3-08
MAILLOUX,NORMAN W & MARY R
4074 SW 101 AVE
DAVIE FL 33328-2205

SPM 2-3-08
MARGULIES,MICHELE
8910 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6973

SPM 2-3-08
KATZ,ANTHONY &
KATZ,ROBYN
9245 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6998

SPM 2-3-08
KISS,LISA ANN
3490 RIDGELAND ROAD
DAVIE FL 33328-6976

SPM 2-3-08
LAKOSKY,F D & JULIA A
4321 SW 100 TER
DAVIE FL 33328-2231

SPM 2-3-08
LECUSAY,OSCAR &
LECUSAY,MAYRA
9215 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6998

SPM 2-3-08
LEVY,BARRY MAX &
LEVY,DIANE
3560 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
LIDERT,PHYLLIS LE REV TR
LIDERT,ALBERT LE
3132 PEACHTREE CIR
DAVIE FL 33328-6705

SPM 2-3-08
LONG LAKE RANCHES
HOMEOWNERS
ASSN INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE FL 33323

SPM 2-3-08
MACAK,MICHAEL A &
MACAK,SALLY D
9605 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
MAINGUY,ROBERT 1/2 INT
MAINGUY,SUSAN
3464 BELMONT TER
DAVIE FL 33328

SPM 2-3-08
MARIN,RAMON E &
MARIN,MARIA C
9705 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
MARRERO,NIERVA JERRIE
3225 69TH ST APT 1J
WOODSIDE NY 11377-2012

SPM 2-3-08
MAZAL,LAURA TRUSTEE
FRANK KOHS REV TR LE
9095 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328

SPM 2-3-08
MELVIN,DWIGHT D &
MELVIN,LESLIE M
9041 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328

SPM 2-3-08
MILBERY,JACK &
MILBERY,DEBORAH
3520 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
MOONEY,JOEL F
9341 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6989

SPM 2-3-08
MORGAVO,KAREN
9212 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6991

SPM 2-3-08
MOX,DOUGLAS &
MOX,LISA A
6929 NW 63 WAY
PARKLAND FL 33067

SPM 2-3-08
NELSON,DAVID P & ELENA MARTY
4251 SW 93RD AVE
DAVIE FL 33328-2407

SPM 2-3-08
NGUYEN,HOA &
PENNINGTON,TERESA
3583 W TREE TOPS CT
DAVIE FL 33328-6753

SPM 2-3-08
OCHS,DALE S &
OCHS,KERI ANN
4050 SW 102 AVE
DAVIE FL 33328-2207

SPM 2-3-08
MASARACCHIO,KRIS &
MASARACCHIO,MATT
9015 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328

SPM 2-3-08
MEDINA,CARLOS &
MEDINA,MARTHA
3391 OVERLOOK ROAD
DAVIE FL 33328

SPM 2-3-08
MENDEZ,RENE & YOLANDE
4075 SW 101 AVE
DAVIE FL 33328-2204

SPM 2-3-08
MINEO,JOHN G & CHERYL
9052 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6993

SPM 2-3-08
MOORE,JOHN D & MARIE S
4150 SW 102 AVE
DAVIE FL 33328-2219

SPM 2-3-08
MOSHE,SAM &
ROMANO,CATIA M
3643 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
MUSUMECI,TERESA A
4252 SW 92ND AVE
DAVIE FL 33328-2408

SPM 2-3-08
NEVELOFF,JONATHAN M &
DANIELLE
3502 SOUTHERN ORCHARD ROAD W
DAVIE FL 33328-6900

SPM 2-3-08
NOLAN,KENNETH W & DEBRA C
9965 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
OLALDE,MAX & MARIA
8955 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328

SPM 2-3-08
MATULA,EDWARD & SHIRLEY
4050 SW 101 AVE
DAVIE FL 33328-2205

SPM 2-3-08
MEEROW,ALAN W & LINDA F
9110 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6917

SPM 2-3-08
MESA,ADRIANA &
MESA,REINALDO
3632 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
MOLINA,ARMANDO & MARIA S
9075 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6996

SPM 2-3-08
MORGAN,ROBERT F & LETTIE B
9101 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6987

SPM 2-3-08
MOX,DOUG &
MOX,LISA
6929 NW 63 WAY
PARKLAND FL 33067

SPM 2-3-08
NANCE,MARCIA K 1/2 INT
DAVIS,DEBORAH L
9365 SOUTHERN ORCHARD RD S
DAVIE FL 33328-6980

SPM 2-3-08
NEWHOFF,DANIEL
3540 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
NORIEGA,RUDOLPH & MADELEINE
9262 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6991

SPM 2-3-08
OLD ORCHARD HOMEOWNERS
ASSOC
% THE CONTINENTAL GRP LTD
2950 N 28 TER
HOLLYWOOD FL 33020

SPM 2-3-08
OLEN,MILTON W JR &
WINDRIDGE,KATHLEEN ANNE
PO BOX 70156
FORT LAUDERDALE FL 33307

SPM 2-3-08
PALETZ,CYNTHIA & JOEL JR
9201 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6988

SPM 2-3-08
PARKSIDE ESTATES OF DAVIE HOA
18851 NE 29 AVE FL 7
AVENTURA FL 33180

SPM 2-3-08
PEART,FRANKLYN G JR &
PEART,JUNE C
3371 OVERLOOK ROAD
DAVIE FL 33328

SPM 2-3-08
PEREZ,ADRIAN L
4201 SW 93 AVE
DAVIE FL 33328-2407

SPM 2-3-08
PERPALL,EDWARD E & LYNN A
10101 ORANGE DR
DAVIE FL 33328-2202

SPM 2-3-08
PIERRE,PASCAL R & AMPARO L
8941 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6986

SPM 2-3-08
POMAREDA,JOSE E & SARAH M
4330 SW 102 AVE
DAVIE FL 33328

SPM 2-3-08
POPKIN,LISA
9985 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
PREVER,JOSHUA & APRIL LOVE
9282 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6991

SPM 2-3-08
OSBORN,TODD D & IRIS H
3484 BELMONT TER
DAVIE FL 33328

SPM 2-3-08
PARKER,DALE S &
PARKER,GINA M
3603 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
PASTRANA,MIGUEL 1/2 INT EA
QUILES,DENISSE
10018 LAUREL ROAD
DAVIE FL 33328

SPM 2-3-08
PECORARO,MICHAEL G & ROBIN L
9704 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
PEREZ,JANET & CARLOS
3470 RIDGELAND ROAD
DAVIE FL 33328-6976

SPM 2-3-08
PICCINONNA,GUILIO &
PICCINONNA,THERESA
9745 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
PIGNATARO,STEVEN
4170 SW 101 AVE
DAVIE FL 33328-2234

SPM 2-3-08
POPE,PHILLIP G & JOYCE C
4171 SW 101 AVE
DAVIE FL 33328-2233

SPM 2-3-08
PRATT,EVELYN DIANE 1/2 INT EA
PRATT,GARY
8992 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6957

SPM 2-3-08
PROCKO,STEPHEN F 1/2 INT EA
LANCASTER-PROCKO,LAUREN B
3752 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
PACHECO,HECTOR S & MARIA E
19485 N COQUINA WAY
WESTON FL 33332-2417

SPM 2-3-08
PARKER,FRANCES R &
PARKER,WILLIAM B
9345 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6980

SPM 2-3-08
PATACA,DAVID J &
PATACA,ALISSA B
8880 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6971

SPM 2-3-08
PENA,ALEJANDRO S &
PENA,MARIA FERNANDA
3542 SOUTHERN ORCHARD ROAD W
DAVIE FL 33328-6900

SPM 2-3-08
PEREZ,JOSE
4300 SW 95 AVE
DAVIE FL 33328-2418

SPM 2-3-08
PICKETT,T S & KATHLEEN
4351 SW 93RD AVE
DAVIE FL 33328-2409

SPM 2-3-08
POLVINALE,BONNIE S
9945 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
POPKIN,GREGG
10207 LAUREL ROAD
DAVIE FL 33328

SPM 2-3-08
PRAVATO,DEBORAH R &
PRAVATO,VINCENT JOSEPH
10138 LAUREL ROAD
DAVIE FL 33328

SPM 2-3-08
QUAKA,JOHN L
4295 SW 93 AVE
DAVIE FL 33328

SPM 2-3-08
QUINTERO, MONSERRAT PERE
8975 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6974

SPM 2-3-08
RANKEY, EUGENE C & KELLY
3562 SOUTHERN ORCHARD ROAD W
DAVIE FL 33328-6900

SPM 2-3-08
RASHID, ISHRAT & UMME TAMIM
3652 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
RAVINO, DEBRALYNE
9222 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328

SPM 2-3-08
REISMAN, WAYNE L 1/2 INT EA
LANTZ, LAINEE
9305 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6980

SPM 2-3-08
REYELT, WILLIAM & JEANNINE
3792 CHURCHILL DOWNS DR
DAVIE FL 33328

SPM 2-3-08
REYES, STEVE R
3951 SW 100 TER
DAVIE FL 33328-2227

SPM 2-3-08
RHOAT, HOWARD W &
RHOAT, CYNTHIA
3483 SOUTHERN ORCHARD ROAD W
DAVIE FL 33328-6952

SPM 2-3-08
RIDGE ON NOB HILL H/O ASSN
% THE CONTINENTAL GROUP
2950 N 28 TER
HOLLYWOOD FL 33020

SPM 2-3-08
RIFKIN, DOROTHY M
3551 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
ROBINSON, JOHN K &
ROBINSON, LISA H
9845 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
RODRIGUEZ, STEVEN S
3523 SOUTHERN ORCHARD ROAD W
DAVIE FL 33328-6999

SPM 2-3-08
RODRIGUEZ-GALLO, J C & M C
9115 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6997

SPM 2-3-08
ROGAS, RUTH D 1/2 INT
ROGAS, JOHN
9050 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6916

SPM 2-3-08
ROMAN, HECTOR L & CARMEN B
4475 SW 95TH AVE
DAVIE FL 33328-2419

SPM 2-3-08
ROMANIELLO, ANTHONY & LINDA C
3582 SOUTHERN ORCHARD ROAD W
DAVIE FL 33328-6900

SPM 2-3-08
ROSE FARMS INC
PO BOX 291863
DAVIE FL 33329-1863

SPM 2-3-08
ROSEN, MICHAEL J &
ROSEN, ADRIANE M
3535 SOUTHWOOD CT
DAVIE FL 33328-6958

SPM 2-3-08
ROSS, DAVID G & BRENDA M
4301 SW 95 AVE
DAVIE FL 33328-2415

SPM 2-3-08
ROTHSCHILD, RONNIE Z
4220 SW 101 AVE
DAVIE FL 33328-2236

SPM 2-3-08
ROWAND, CARLTON C JR & DEBRA A
3500 RIDGELAND ROAD
DAVIE FL 33328-6975

SPM 2-3-08
RUBICAM, CLIFTON L & HELEN EST
% CLIFTON L RUBICAM III
11624 N CHARLOTTE ST
KANSAS CITY MO 64155

SPM 2-3-08
RUBIN, NEIL & ANTONETTE GUERRA
4451 SW 95TH AVE
DAVIE FL 33328-2419

SPM 2-3-08
RUCKDESCHEL, MICHAEL W &
MARIA L
9864 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
RUPERT, DALE A SR TR
3563 W TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
SALINARDI, FRANKY &
SALINARDI, ELSIE
9744 E TREE TOPS CT
DAVIE FL 33328

SPM 2-3-08
SANCHEZ, RAUL A & DEBORAH K
9070 SOUTHERN ORCHARD ROAD S
DAVIE FL 33328-6916

SPM 2-3-08
SANTANIELLO, FLORENCE
SANTANIELLO, VINCENT A
4411 SW 93 AVE
DAVIE FL 33328-2411

SPM 2-3-08
SAUSE, ROBERT B 1/2 INT EA
VARVARO-SAUSE, MARIA G
199 PIERCE ST APT 512
SOMERSET NJ 08873-1249

SPM 2-3-08
SAVIANO, NICHOLAS & JENNY
9072 SOUTHERN ORCHARD ROAD N
DAVIE FL 33328-6993

Exhibit 3 (Public Participation Notice)

Cartaya & Associates Architects P.A
2400 E Commercial Blvd., Suite 415
Fort Lauderdale, Florida 33308

MEETING NOTICE

April 2, 2008

Re: Citizen Participation Plan Meeting for: Tree Tops Park Maintenance Building
Project Number: SPM 2-3-08/08-56

Dear Neighbor:

This Letter is to invite you to a citizen participation meeting relating to Treetops Park Maintenance Building for a parcel located at 3900 SW 100TH Avenue, Davie Florida 33328. The proposed one story structure will replace various smaller structures that are currently on the site. The entrance to this building is just north of the main entrance to the park. The ownership, control, traffic and utilities connection will remain the same as it is currently.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: Wednesday April 9, 2008

Time: 1-2 PM

Location: Tree Tops Main Hall, Oakridge Auditorium Tree Tops Park.

Second Citizen Participation Meeting:

Date: Tuesday April 15, 2008

Time: 6-7 PM

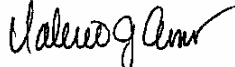
Location: Tree Tops Main Hall, Oakridge Auditorium Tree Tops Park.

If you wish to submit written comments, please send them to:

Cartaya & Associates Architects P.A
Attention: Valerie J. Amor, Project Manager
2400 E Commercial Blvd., Suite 415
Fort Lauderdale, Florida 33308.
9547712724

Also please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,



Valerie J. Amor

Attachments: Location Map

5. As noted in the letter titled "Meeting Notice", the first scheduled public participation meeting is on 4.9.08 from 1 to 2 P.M. and the second public participation meeting is on 4.15.08 from 6 to 7 P.M.
6. We shall keep the Development Services Department informed on the status of our citizen participation efforts by coordinating our efforts through Carlo Galluccio, the assigned Project Planner.

Should you have any questions, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie J. Amor". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Valerie J. Amor
Project Manager
Cartaya & Associates Architects, P.A.

Exhibit 4 (Public Participation Sign-in Sheets)

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I.

(Date) 4.9.08

NAME	ADDRESS	PHONE
Deanne Whalley	3900 SW 100th Ave. Davie	954-294-6507
Shirley J. Smith	9510 Johnson St. Ft. L.	954-431-4629
Brian Ortega	3900 S.W. 100th AVE	954-370-3755
Dan Kelsey	3900 SW 100th Ave	954-370-3755
Ray Lopez	" "	" "
Jim Federici	8997 NW 1st St. Coral Springs, FL	954-753-9278
Jaimie Plam	One N. Univ Drive	954-577-4622
Juan F. Sandoz	7950 S. Military Tr. Suite 202 Lakewood, FL	786-624-0245

Exhibit 5 (Public Participation Summaries)

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING I.

(The following information should be minutes of the first public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the first Public Participation Meeting shall be attached to this section)

No comments.

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

(Date) 4.15.08

NAME	ADDRESS	PHONE
Shobham Sornant	9510 John	954-431-4629
Donda Burgess	3240 Overlook Road Dade, FL 33328 [Ridge on Nob Hill]	954-236-4656
Jim Federici	8997 NW 1 st St. Coral Springs, FL 33071	954-753-9278

Exhibit 5 (*Public Participation Summaries*)

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING II.

(The following information should be minutes of the second public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the second Public Participation Meeting shall be attached to this section)

NO COMMENTS.

Exhibit 6 (*Public Participation Report*)

CITIZEN PARTICIPATION PLAN ACKNOWLEDGMENT

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

3.31.08

**Re: Citizen Participation Plan for: Tree Tops Park Maintenance Building
Project Number: SPM 2-3-08/08-56**

Dear Staff:

As required by Davie Ordinance No. 2004-31, we, Cartaya & Associates Architects, P.A., are enclosing herewith a copy of the proposed citizen participation plan related to an approval for the proposed referenced application. In addition, to the outline of the plan we are enclosing the following material.

1. A list of residents and / or property owners, interested parties, and public Agencies that may be affected by the application (*affected parties*). The names and addresses of residents and property owners within the public hearing notice area, as set forth in the Davie Code of Ordinances, shall be provided to applicant with all names of any other interested parties and / or public agencies who have stated an interest in the application.
2. A summary of how the applicant proposes that it will notify all "affected parties" of the application.
3. A summary of the proposed application.
4. A description of the manner in which the applicant proposes that it will disseminate information to residents, property owners and / or interested parties.
5. A schedule of events planned by the applicant to complete the citizen-participation procedure. Applicant shall be required to conduct a minimum of two (2) public meetings with "affected parties". This requirement may be waived if letters from all adjacent affected parties state that all their items have been addressed and there is no need for another meeting with applicant.
6. A requirement that the applicant shall keep the Development Services department informed on the status of its citizen participation efforts by coordinating its efforts through the assigned project planner.

The information above should satisfy the requirements of the public participation review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie J. Amor". The signature is fluid and cursive, with the first name "Valerie" being more prominent.

Valerie J. Amor
Project Manager
Cartaya & Associates Architects, P.A.

**SUMMARY OF
PUBLIC PARTICIPATION MEETINGS**

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

4.22.08

Re: Citizen Participation Plan for: Tree Tops Park Maintenance Building
Project Number: SPM 2-3-08/08-56

Dear Staff:

Please be advised that, as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we, Cartaya & Associates Architects, P.A., advertised and notified all the property owners surrounding the subject property within 1,000 feet to invited them to two (2) Public Participation Meetings, located at *Tree Tops Main Hall, Oakridge Auditorium, Tree Tops Park* on 4.9.08 at 1 P.M, and on 4.15.08 at 6 P.M. The above scheduled meetings were held; however, none of the Town of Davie property owners attended.

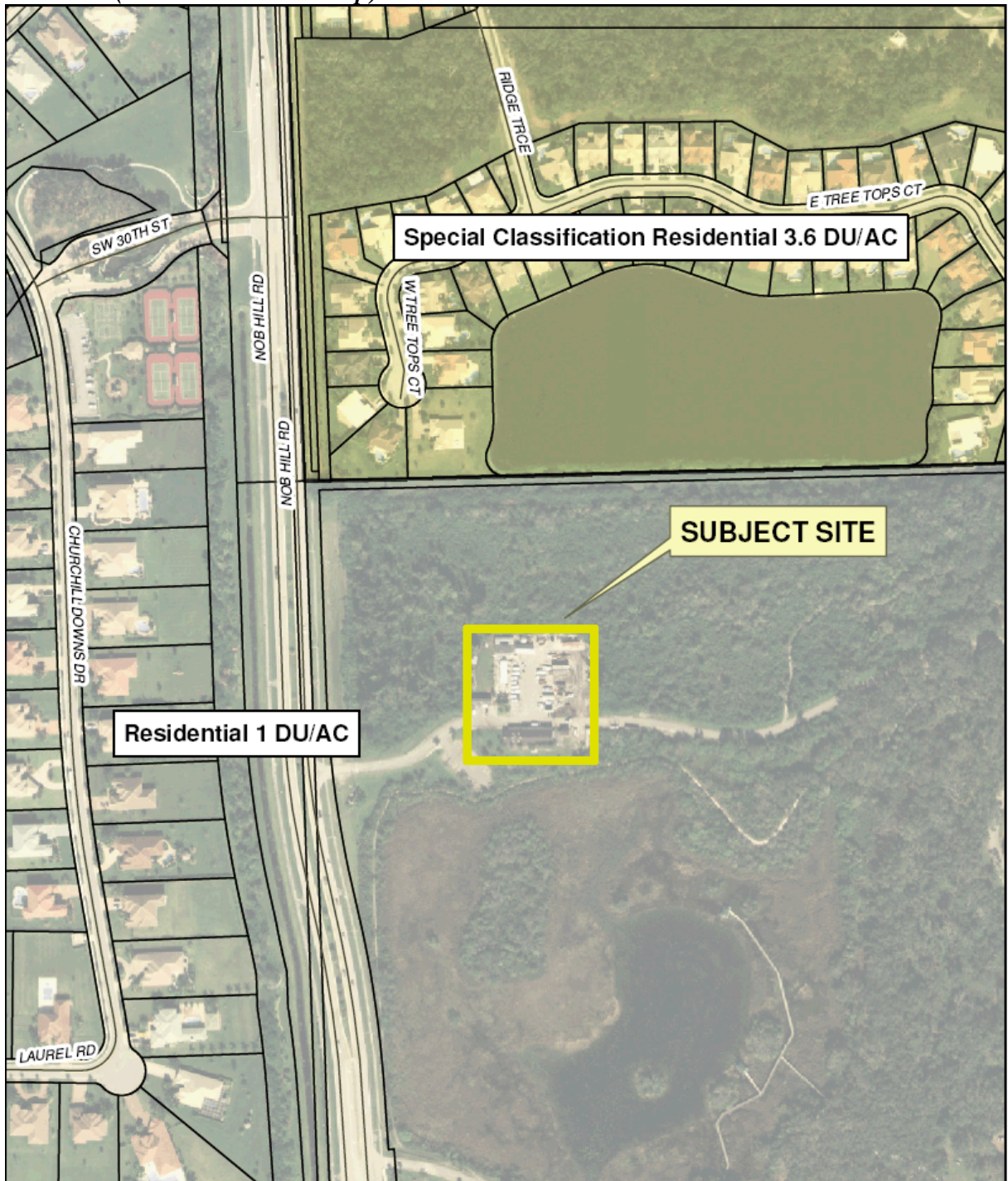
We, Cartaya & Associates Architects, P.A. hope the above information fulfilled the requirements of Public Participation Ordinance concerning this DRC process.

Sincerely,

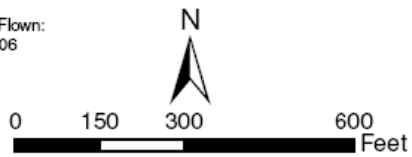


Valerie J. Amor.
Project Manager
Cartaya & Associates Architects, P.A.

Exhibit 8 (Future Land Use Map)



Date Flown:
12/2006

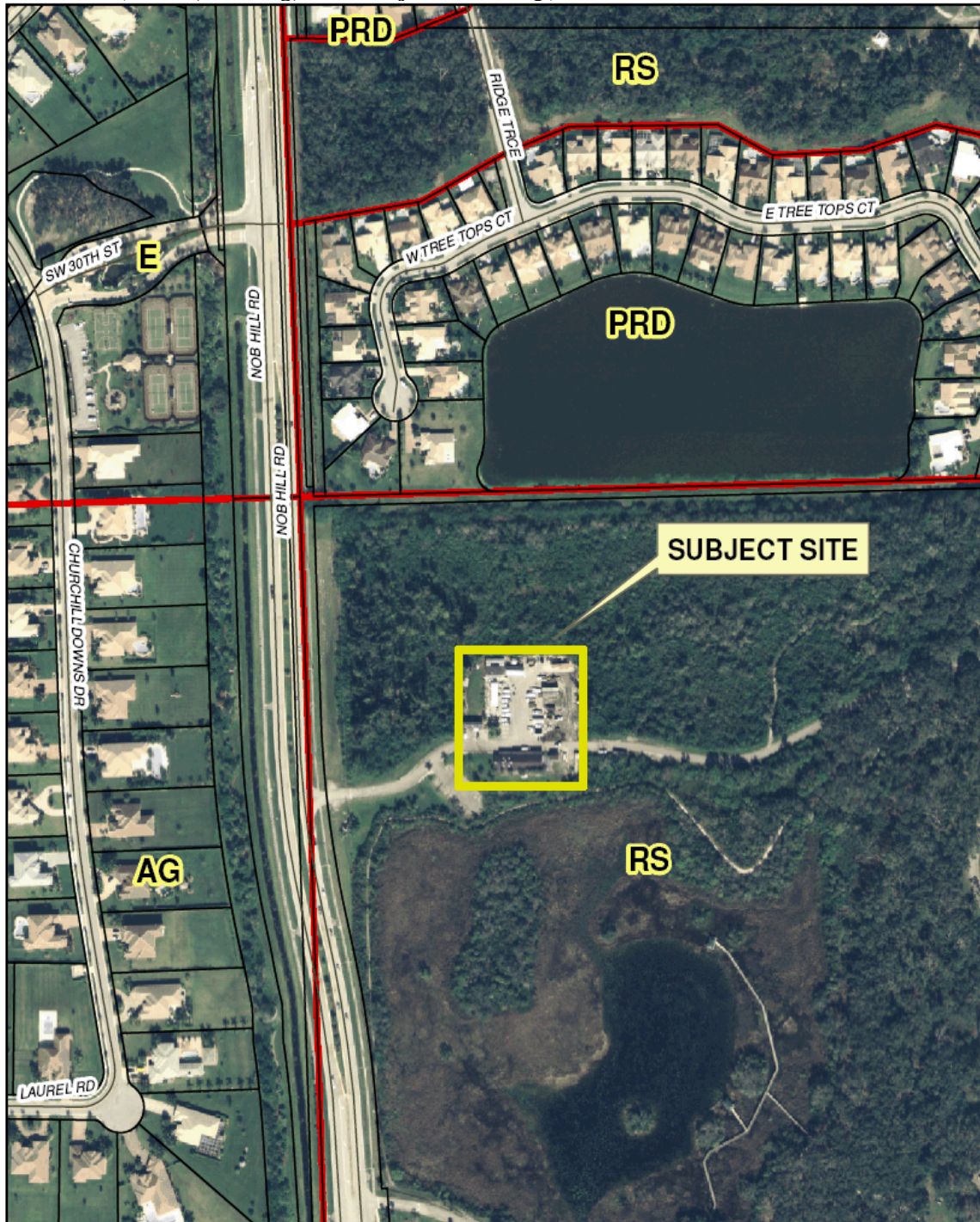


Prepared by the Town of Davie GIS Division

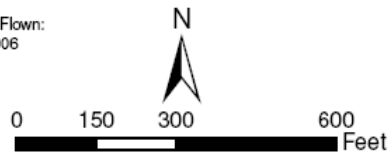
Site Plan Modification
SPM 2-3-08
Future Land Use Map

Prepared by: ID
Date Prepared: 3/21/08

Exhibit 9 (Aerial, Zoning, and Subject Site Map)



Date Flown:
12/2006



Prepared by the Town of Davie GIS Division

Site Plan Modification
SPM 2-3-08
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/21/08